

9 Shiraz Boulevard, Pearsall, WA 6065



House For Sale

Monday, 6 January 2025

9 Shiraz Boulevard, Pearsall, WA 6065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 356 m2

Type: House



Amit Khokhar

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Offer's in High 700's

This beautiful three bedroom home has been finished to an extremely high standard and offers luxurious living on an easy to maintain block. Close to local schools and parks and with easy access to the City via the freeway and nearby Edgewater and Whitfords train stations. Super starter home, beautiful downsizer, or great investment property with an anticipated weekly rental income of \$730 - \$780 p/w. Stylish Inclusions: - Spacious Master bedroom with sliding door out to the garden - Gourmet kitchen with chunky black granite bench tops and contrasting white glossy cabinets- Split Aircon in the Master bed and in the living area - Stainless steel cooking appliances. - Separate Toilet with small basin inside - Large pantry, feature bulkhead and open fridge recess - Porcelain tiled floors and quality carpets throughout - Resort-style bathrooms each with feature mosaic tiling, statement china basins and quality fixtures including glass shower screens and glossy cabinets - Clever design features including high ceilings and ample windows to maximise natural light - Gas bayonet and split system air conditioning in main living area - Stunning street appeal with an abundance of driveway parking - Easy to maintain artificial lawn at the back- Alarm - Built by Marquee Homes in 2011 Council Rates - \$1,750.00 P/A Water Charges - \$1,250.00 P/A Note - Images Used in the marketing are only for illustration purposes only to show how the front look in the Winters. Location Features :- 650m to BAPS Shri Swaminarayan Mandir- 800m to Pearsall Primary School- 900m to IGA Pearsall- 4.0 Km to Edgewater Train Station- 4.3km to Wanneroo Central Shopping Centre- 9.8km to Westfield Whitford Shopping Centre- 9.8km to Ocean Reef Marina Site- 13km to Hillary Boat Harbour Don't let this incredible opportunity pass you by! Contact Amit KHOKHAR on 0430 047 077 to secure your new home. Act fast to make this dream a reality! Disclaimer: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate. However, buyers must make independent enquiries and rely on their judgement about the information included in this advertisement. Professionals Wanneroo provides this information without any express or implied warranty regarding its accuracy or currency. Buyers are advised to make their enquiries about the accuracy of this information.